



NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT (EIR)

Project Title: Boat Central

Project Description: The scope of the proposed project involves the development of dry stack boat storage facility on a 4.25 acre property, comprised of land and water areas on Parcels 52R and GG. The boat storage structure will accommodate a maximum of 345 boats and 28 boat trailers. The proposed structure will be approximately 70 feet in height. A gantry crane, track, and protective covering will be approximately 12 feet taller than the roof covering the rest of the structure. Due to the site topography, the dry stack structure will be approximately 63 feet tall from Fiji Way to about 70 feet tall along the water. The crane and protective covering will range from approximately 75 feet to 82 feet in height. The protective covering, or roof, will cover the crane and track, and offer shielding from the elements. The roof covering the crane will be approximately 12 feet taller than the roof covering the rest of the structure, which will be approximately 70 feet in height. Due to the differential in the grade of the site, the crane and protective covering will range from approximately 75 feet to 82 feet in height. The crane spans the central 60 feet of the dry stack structure and runs its length. Per LACC §22.46.1880, the height of the crane is not regulated. To improve aesthetics and reduce the escape of interior noise, a protective structure will enclose the crane. This structural feature is appurtenant to the roof of the dry stack structure and will envelope the central corridor within which the crane will maneuver. This screening is common to improve the appearance and silhouette of the building and ensure protection of the crane from the elements. The boat storage structure would protrude into Basin H and overhang the water in an articulated manner by approximately 45 feet on the eastern side, and approximately 97 feet on the western side. Along Fiji Way, the structure frontage would be approximately 138 feet. In addition to the boat storage structure, 30 dry storage spaces will be created for mast-up sailboats within a fenced area. A hoist for the sailboats and a boat wash-down facility will be incorporated on-site. A new dock structure will be constructed to allow for boat queuing only; no permanent wet slips are proposed. The project will also include an office and customer lounge and a Sheriff's Boatwright office in a two-story building. The project will require amendments to the Marina del Rey Local Coastal Program. The project site is the subject of a long-term lease. The property Lessee, MDR Boat Central, and the property owner, the County of Los Angeles Department of Beaches and Harbors, are considered co-applicants for this project. (Project Number: R2008-02340 Cases: RCDP200800007, RCUP200800191, RENV200800127, RPA200800012, RPKP 200800010, RVAR200800015)

Project Location: The project is located within the County of Los Angeles within Marina del Rey. The Project site is located at 13483 Fiji Way, west of the intersection of Admiralty Way and Fiji Way. The site can be accessed via the 90 Freeway and Lincoln Boulevard.

Public Review Period: January 21, 2009 – February 19, 2009

Scoping Meeting: February 19, 2009 – 6:30 P.M.
Marina del Rey Hotel, 13534 Bali Way, Marina del Rey

Lead Agency: County of Los Angeles
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The County of Los Angeles, as Lead Agency, has conducted an Initial Study (IS) and has determined that an Environmental Impact Report (EIR) is necessary for the proposed project. Potential environmental effects are contained in the IS. The IS is available for review at the County of Los Angeles, Department of Regional Planning, on the County website at <http://planning.lacounty.gov/case> and at the Lloyd Taber-Marina del Rey Library at 4533 Admiralty Way, Marina del Rey. The County invites comments from responsible agencies and interested persons. Pursuant to California Environmental Quality Act (CEQA) Guideline Section 15082, all comments must be received within 30 days from receipt of this Notice. Please send comments to Michael Tripp, at the email or street address shown above.